

This Instrument was Prepared by:

Send Tax Notice To: Landon Jones  
Linda M. Jones

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-18-24928

10080 Hwy 42  
Shelby AL 35143

**WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Five Thousand Dollars and No Cents (\$35,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Stephen Beane, a single man and Ishmael Smittie, Jr., a single man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Landon Jones and Linda M. Jones**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

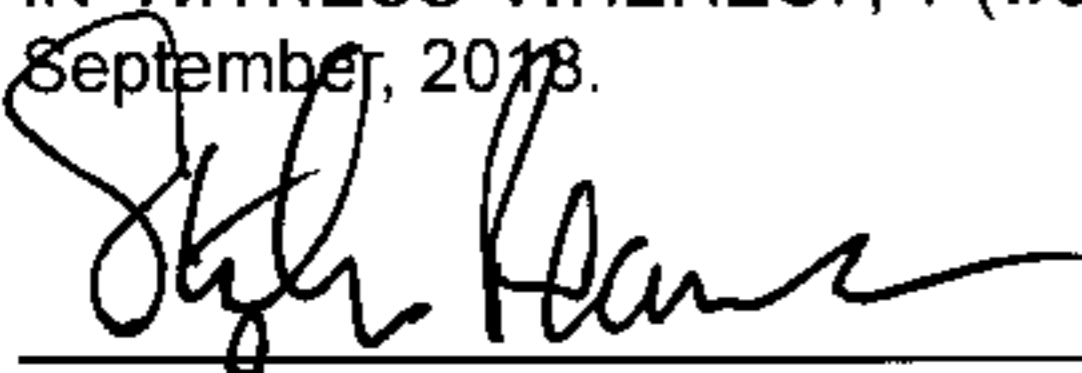
**Property may be subject to all 2018 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

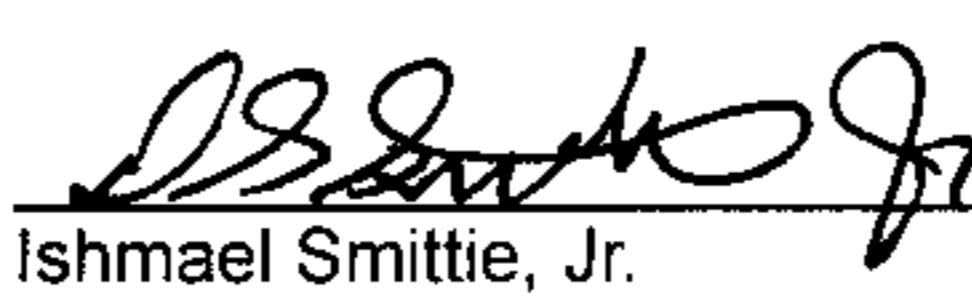
**\$0.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of September, 2018.

  
\_\_\_\_\_  
Stephen Beane

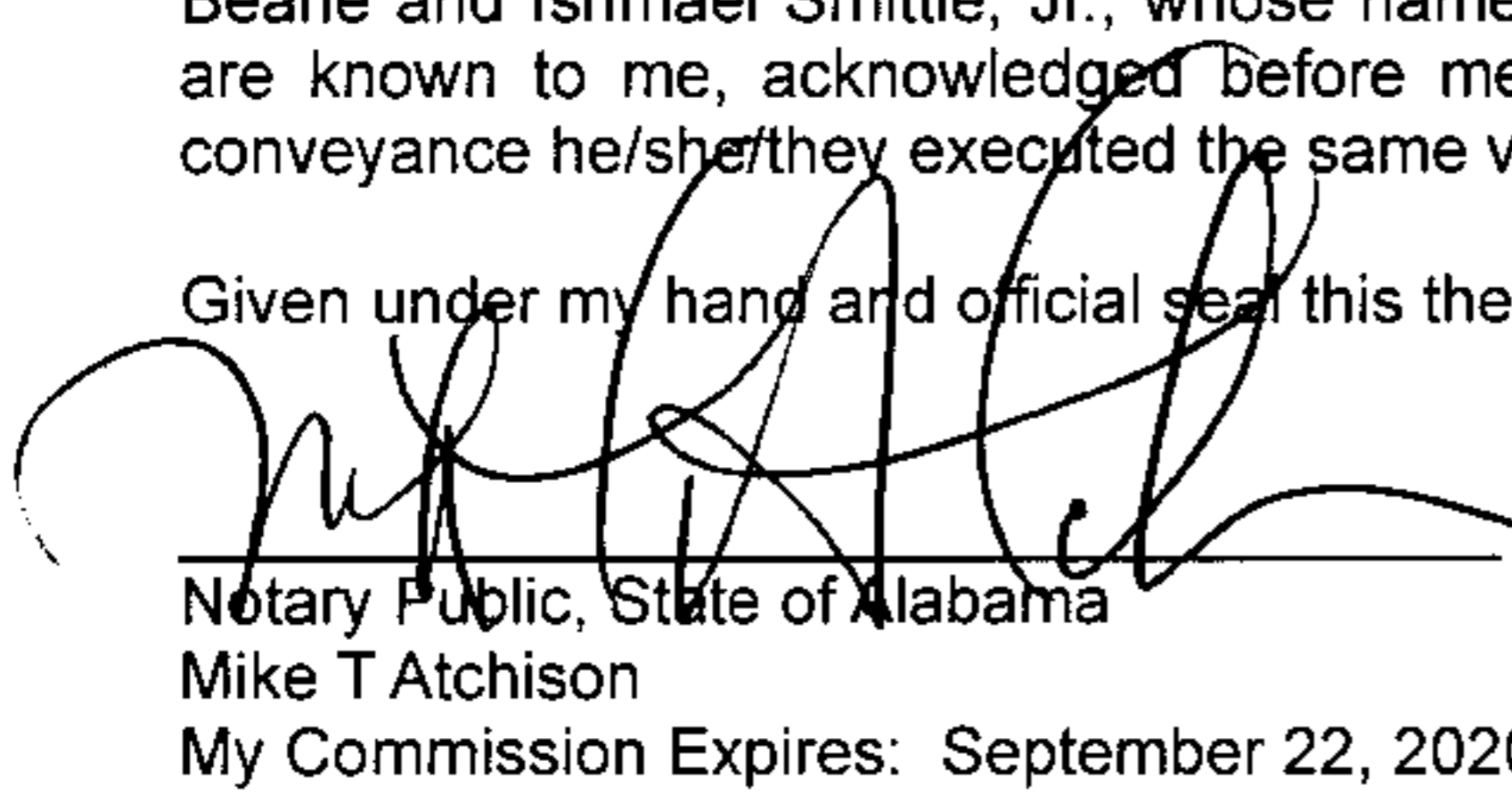
  
\_\_\_\_\_  
Ishmael Smittie, Jr.

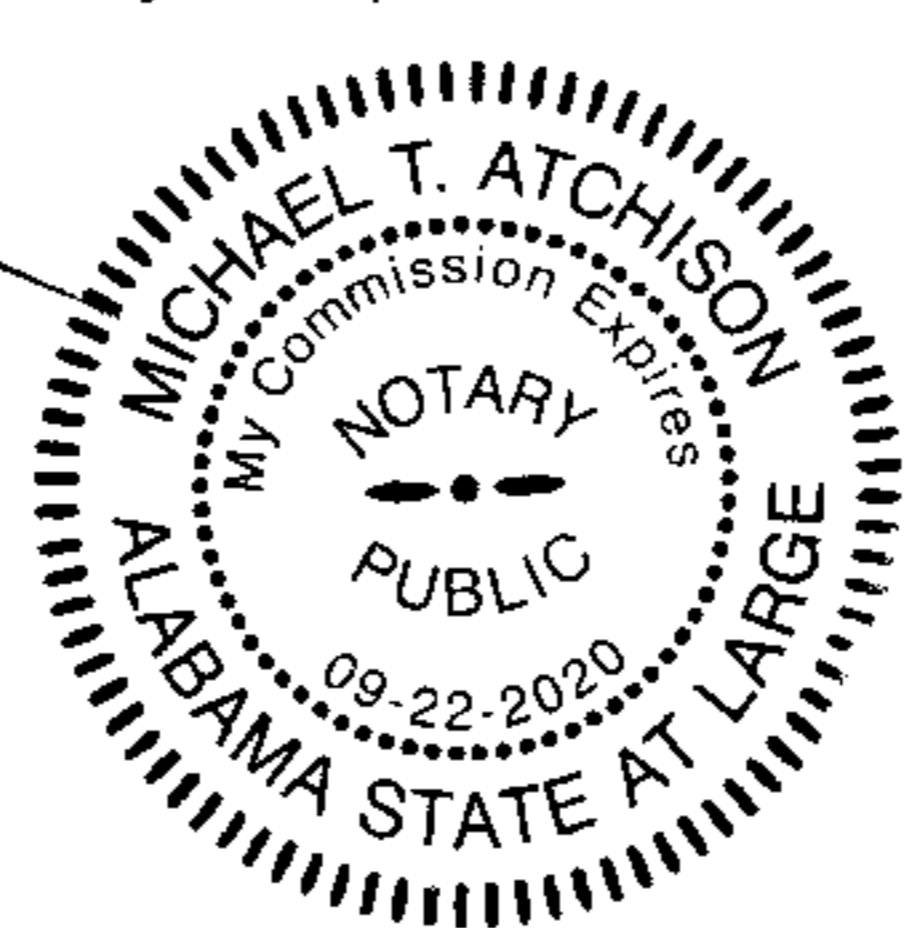
State of Alabama

County of Shelby

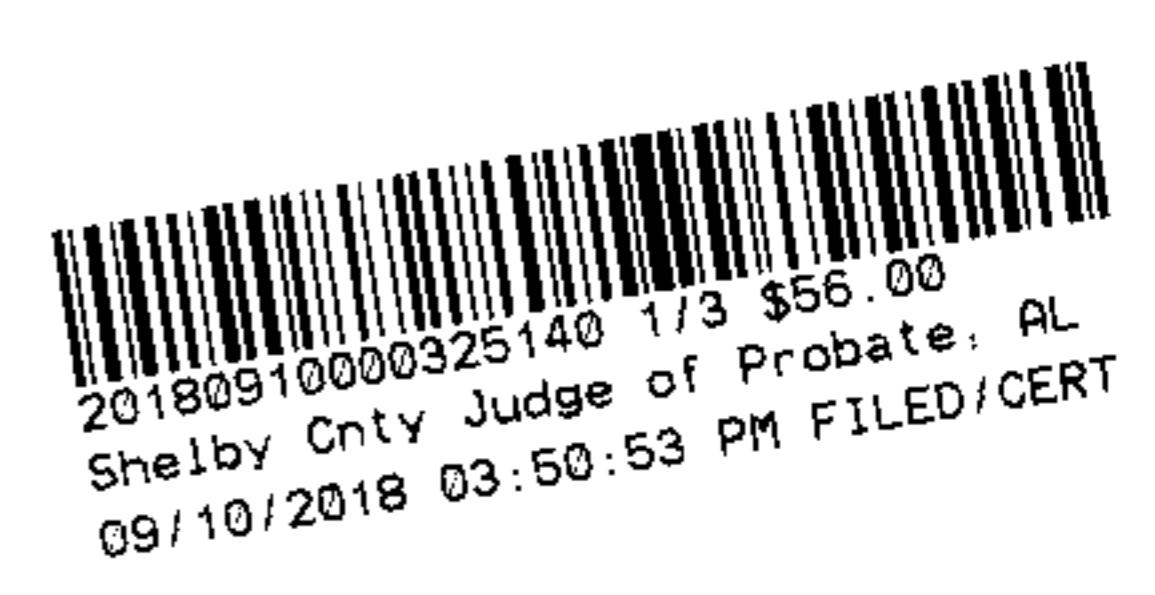
I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Stephen Beane and Ishmael Smittie, Jr., whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of September, 2018.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
Mike T Atchison  
My Commission Expires: September 22, 2020




Shelby County, AL 09/10/2018  
State of Alabama  
Deed Tax: \$35.00



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

A part of the SE 1/4 of SW 1/4 of Section 13, Township 22 South, Range 1 West, described as follows: To find the point of beginning start at the southeast corner of the SE 1/4 of SW 1/4 of said Section 13; thence northwardly along the East line of said SE 1/4 of SW 1/4 a distance of 502 feet, more or less, to a point 85 feet northwardly from the center line of the L & N Railroad; measured at right angles to said center line of said railroad; thence westwardly parallel to and 85 feet North of the centerline of said L & N Railroad a distance of 436.0 feet to a point which is the point of beginning; thence northwardly at a deflection angle of 118 degrees 13 minutes to the right a distance of 207.8 feet, more or less, to a point on the South line of a public road; thence westwardly along the West line of said public road a distance of 264.2 feet, more or less, to a point 85 feet eastwardly from the center line of said L & N Railroad, measured a right angles to said center line of said railroad; thence southeastwardly parallel to and 85 feet from the center line of said railroad a distance of 308.2 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

  
20180910000325140 2/3 \$56.00  
Shelby Cnty Judge of Probate, AL  
09/10/2018 03:50:53 PM FILED/CERT

